120.0	0013	0002.C	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	897,600	/	897,600
USE VALUE:	897,600	/	897,600
ASSESSED:	897,600	/	897,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
160		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POSTALJIAN ARAM & ARAXI
Owner 2:	
Owner 3:	
Street 1:	160 WINCHESTER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry	
Own Occ:	Y
Postal:	02474
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .145 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1983, having primarily Vinyl Exterior and 2968 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6325.000	469,900	900	426,800	897,600
Total Card	0.145	469,900	900	426,800	897,600
Total Parcel	0.145	469,900	900	426,800	897,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 302.46 | /Parcel: 302.46

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 120.0-0013-0002.C

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	469,900	900	6,325.	426,800	897,600		Year end	12/23/2021
2021	101	FV	456,600	900	6,325.	426,800	884,300		Year End Roll	12/10/2020
2020	101	FV	456,600	900	6,325.	426,800	884,300	884,300	Year End Roll	12/18/2019
2019	101	FV	324,400	1000	6,325.	432,900	758,300	758,300	Year End Roll	1/3/2019
2018	101	FV	324,400	1000	6,325.	323,200	648,600	648,600	Year End Roll	12/20/2017
2017	101	FV	324,400	1000	6,325.	292,700	618,100	618,100	Year End Roll	1/3/2017
2016	101	FV	324,400	1000	6,325.	280,500	605,900	605,900	Year End	1/4/2016
2015	101	FV	315,900	1000	6,325.	237,800	554,700	554,700	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9327

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	969-189		6/1/1983		127,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/13/2018	Inspected	CC	Chris C
11/1/2018	MEAS&NOTICE	BS	Barbara S
1/9/2009	Meas/Inspect	189	PATRIOT
3/20/2000	Missed Appt.	270	PATRIOT
2/15/2000	Measured	268	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6325		Sq. Ft.	Site		0	70.	0.96	5									426,824						426,800	

USER DEFINED

Prior Id # 1:	136604
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

User Acct: 136604

GIS Ref:

GIS Ref:

Insp Date: 11/13/18

!9327!

PRINT

Date	Time
12/30/21	08:52:41

LAST REV

Date	Time
09/03/19	11:22:52
apro	

Patriot Properties Inc.

Total AC/HA:	0.14520	Total SF/SM:	6325	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	426,824	Spl Credit		Total:	426,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	tan		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1983	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	13.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	13.2	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.15023816
Const Adj.:	0.99445504
Adj $ / SQ:	160.140
Other Features:	109541
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	541378
Depreciation:	71462
Depreciated Total:	469916

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

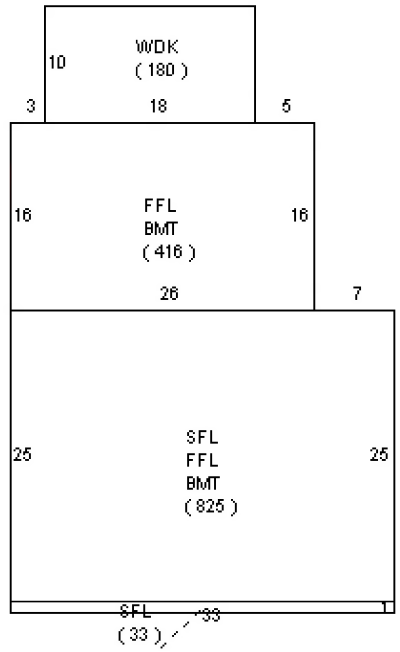
No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	160.14
Special Features:	0	Val/Su Net:	133.49
Final Total:	469900	Val/Su SzAd	223.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,241	75.450	93,634
FFL	First Floor	1,241	160.140	198,734
SFL	Second Floor	858	160.140	137,400
WDK	Deck	180	11.490	2,068

Net Sketched Area:	3,520			Total:	431,836
Size Ad	2099	Gross Area	3520	FinArea	2968

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 120.0-0013-0002.C

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	26X12	A	AV	1998	3.45	T	16.8	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900